

THESE MINUTES ARE NOT OFFICIAL
UNTIL APPROVED BY THE CITY COUNCIL,
CULVER CITY PARKING AUTHORITY,
CULVER CITY HOUSING AUTHORITY BOARD,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD

REGULAR MEETING OF THE
CITY COUNCIL, CULVER CITY
HOUSING AUTHORITY BOARD,
CULVER CITY PARKING AUTHORITY,
AND SUCCESSOR AGENCY TO THE CULVER CITY
REDEVELOPMENT AGENCY BOARD
CULVER CITY, CALIFORNIA

July 9, 2018
6:00 p.m.

Call to Order & Roll Call

Mayor Small called the regular meeting of the City Council to order at 6:00 p.m. in the Mike Balkman Chambers at City Hall.

Present: Thomas Small, Mayor
Meghan Sahli-Wells, Vice Mayor
Göran Eriksson, Council Member
Alex Fisch, Council Member
Daniel Lee, Council Member

Note: The City Council also sits as Members of the
Governing Board(s) convened as part of the meeting.

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Closed Session

The City Council recessed to Closed Session to consider the following item:

CS-1 Conference with Real Property Negotiators

Re: 3725 Robertson Boulevard City Negotiators: John Nachbar, City Manager; Sol Blumenfeld, Community Development Director; Todd Tipton, Economic Development Manager

Other Parties Negotiators: Michael Halaoui, Bernard Ashkar of Icon West, Inc.

Under Negotiation: Price, terms of payment or both, including use restrictions, development obligations and other monetary related considerations

Pursuant to Government Code Section 54956.8

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Recognition Presentations

Item R-1

CC - A Proclamation in Honor of July as "Parks Make Life Better!" Month

Council Member Lee presented the Proclamation in Honor of July as "Parks Make Life Better!" month.

Paula Amezola, Parks, Recreation and Community Services Commissioner, thanked the City Council for the proclamation; acknowledged the need to expand social services; and she noted that parks were a great place to start.

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Regular Session

Mayor Small reconvened the meeting of the City Council and convened the meeting of the Culver City Housing Authority Board, Culver City Parking Authority, and the Successor Agency to the Redevelopment Agency Board at 7:01 p.m. with all Council Members present.

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Invocation/Pledge of Allegiance

John Nachbar, City Manager, led the invocation and the Pledge of Allegiance was led by Barbara Honig.

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Report on Action Taken in Closed Session

Mayor Small indicated nothing to report out of Closed Session.

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Community Announcements by City Council Members/Information Items from Staff

Council Member Fisch announced that the Boulevard Music series would begin on July 12, continuing every Thursday through August 16 in the City Hall Courtyard with an informational booth set up for questions about the General Plan.

Council Member Lee reported attending July 4 celebrations.

Council Member Eriksson invited everyone to attend the first meeting of the LAX Noise Roundtable in Culver City at the Transportation Department on July 11 with representatives from area cities, and he discussed scheduled staff presentations at the upcoming Independent Cities Association Summer Conference in San Diego.

Vice Mayor Sahli-Wells reported attending a dinner hosted by Herb Wesson with representatives from all over the region moderated by Embrace LA about race relations noting that Culver City was encouraged to hold dinners to continue the conversation.

Mayor Small reported attending the Mayor's Summit; indicated that Sheila Kuehl was taking over as Chair of the Board of LA Metro and that he would be taking over as Chair of the Sustainability Council of LA Metro; he discussed collaboration on the Ballona Creek project; indicated that he would be attending the 100 Resilient Cities Summit; and he reported a request by Heather Wollin that the meeting be adjourned in memory of Art Keith.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT WHEN THIS MEETING IS ADJOURNED, THAT IT BE ADJOURNED IN MEMORY OF ART KEITH.

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Joint Public Comment - Items Not on the Agenda

Mayor Small invited public comment and discussed procedures for public speaking.

The following members of the audience addressed the City Council:

Dr. Janet Hoult reported attending Assembly Bill 1234 training for serving on Commissions, Boards and Committees and she read a poem on the Brown Act.

Alice Gardello read a poem about the importance of parks.

Albert Vera discussed the safety of first responders and residents; checks and balances; and identifying who has weapons.

Mayor Small thanked Mr. Vera noting that he would have staff look into a similar issue addressed during the Police Panel discussion at the Mayor's meeting.

Nancy Perdomo announced that the Culver City Sister City Committee had received an award from Sister City International; she provided background on the program; invited everyone to attend upcoming events; and she thanked staff for their assistance.

Ashley Fejes, Snack Nation, provided background on the business; discussed plans to host a 5K during Hunger Action Month in September; partnership with Feeding America; she indicated that proceeds from the event would go to support food banks and fight hunger in partnership with the LA Food Bank Network; and she asked for consideration of City sponsorship.

City Council consensus was achieved to put the item on a future agenda.

Ron Bassilian discussed his application for reappointment to the Landlord Tenant Mediation Board (LTMB) and scheduling conflicts that prevented him from addressing the City Council at the previous meeting; comments made by Alex Fisch at the June 25 City Council meeting; new City Council policy that he felt was being applied only to him; his reasons for blocking people on Facebook; rent control; politics; he expressed

concern with retaliation from Council Member Fisch and questioned which people were involved in his campaign; discussed serving on the LTMB as a private citizen; and he asserted that blocking someone on Facebook was not a legitimate reason to deny reappointment.

Carlene Brown spoke representing Candace Carnicelli from Common Peace, The Center for the Advancement of Nonviolence, inviting Council Members to attend Days of Dialogue for the Future of Policing on July 26 at the Common Peace Office at the Peace Center; she provided background on the organization and the event; discussed participants; City Council support; and she asked that the Culver City Police Department participate.

Discussion ensued between Ms. Brown and Council Members regarding contact with the Culver City Police Department; participation by different Police Department representatives; and Council Member participation in the event.

Judi Sherman provided an update on upcoming Fox Hills Neighborhood Association activities.

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Receipt and Filing of Correspondence

Jeremy Green, City Clerk, reported receipt of one email for Items Not on the Agenda, three emails for Item A-1 and two emails for Item A-6.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECEIVE AND FILE CORRESPONDENCE.

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Order of the Agenda

No changes were made.

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Consent Calendar

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPROVE ITEMS C-1 THROUGH C-3, C-5 THROUGH C-9, AND C-12.

Item C-1

CC:HA:SA - Approval of Cash Disbursements

THAT THE CITY COUNCIL: APPROVE CASH DISBURSEMENTS FOR JUNE 19, 2018 TO JUNE 29, 2018.

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Item C-2

CC:HA:SA:PA - Approval of Minutes for the Special City Council Meetings on June 18, 2018 and June 20, 2018

THAT THE CITY COUNCIL: APPROVE MINUTES FOR THE SPECIAL CITY COUNCIL MEETINGS ON JUNE 18, 2018 AND JUNE 20, 2018.

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Item C-3

CC - Approval of Final Plans and Specifications and Authorization to Publish a Notice Inviting Bids for the Diversion of Sewer Pipelines to the new Bankfield Sewer Pump Station located at 5722 Bankfield Avenue, PZ-946

THAT THE CITY COUNCIL:

1. APPROVE THE FINAL PLANS AND SPECIFICATIONS FOR THE DIVERSION OF SEWER PIPELINES TO THE NEW BANKFIELD SEWER PUMP STATION LOCATED AT 5722 BANKFIELD AVENUE, PZ-946; AND
2. AUTHORIZE THE PUBLICATION OF A NOTICE OF INVITING BIDS FOR CONSTRUCTION FOR THE DIVERSION OF SEWER PIPELINES TO THE NEW BANKFIELD SEWER PUMP STATION LOCATED AT 5722 BANKFIELD AVENUE, PZ-946.

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Item C-5
(Out of Sequence)

CC - 1) Rejection of Environmental Construction, Inc.'s Bid Proposal as Non-Responsive; 2) Award of Construction Contract in the Amount of \$4,832,000 to Pacific Hydrotech Corp as the Lowest Responsive and Responsible Bidder, for the Construction of Bankfield Sewage Pump Station Project PZ-874; and 3) Approval of a Professional Services Agreement in an Amount Not-to-Exceed \$249,574 to NV5 for Construction Management and Inspection Services; and 4) Approval of a Professional Services Agreement in an Amount Not-to-Exceed \$106,000 to PRP Engineering, Inc. for Office Engineering Construction Support Services

THAT THE CITY COUNCIL:

1. REJECT ENVIRONMENTAL CONSTRUCTION, INC.'S BID PROPOSAL AS NON-RESPONSIVE; AND
2. AWARD A CONSTRUCTION CONTRACT TO PACIFIC HYDROTECH CORP. IN THE AMOUNT OF \$4,832,000 AS THE LOWEST RESPONSIVE AND RESPONSIBLE BIDDER, FOR THE CONSTRUCTION OF BANKFIELD SEWAGE PUMP STATION PROJECT PZ-874; AND,
3. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CHANGE ORDERS TO PACIFIC HYDROTECH CORP.'S CONTRACT IN THE AMOUNT UP TO \$375,000; AND,
4. APPROVE A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$249,574 TO NV5 FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES; AND
5. APPROVE A PROFESSIONAL SERVICES AGREEMENT IN AN AMOUNT NOT-TO-EXCEED \$106,000 TO PRP ENGINEERING INC. FOR OFFICE ENGINEERING CONSTRUCTION SUPPORT SERVICES; AND
6. AUTHORIZE THE PUBLIC WORKS DIRECTOR/CITY ENGINEER TO APPROVE CONTRACT AMENDMENTS UP TO AN ADDITIONAL AGGREGATE AMOUNT NOT-TO-EXCEED \$35,000 FOR NV5 AND PRP COMBINED; AND,
7. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
8. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-6

CC - Amendment to the Existing Professional Services Agreement with Commercial Cleaning Systems for Increased Level of Service at the Teen Center in an Additional Aggregate Amount Not-to-Exceed \$66,588.24 Over the Term of the Agreement

THAT THE CITY COUNCIL:

1. APPROVE AN AMENDMENT TO THE EXISTING PROFESSIONAL SERVICES AGREEMENT WITH COMMERCIAL CLEANING SYSTEMS FOR INCREASED LEVEL OF SERVICE AT THE TEEN CENTER IN ADDITIONAL ANNUAL AMOUNTS NOT-TO-EXCEED \$11,478.24 (2018), \$12,327.72 (2019), \$13,294.20 (2020), \$14,260.56 (2021) AND \$15,227.52 (2022); AND,
2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,
3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-7

CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2018/2019, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 1

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT, (2) DECLARING THE CITY COUNCIL'S INTENTION TO ORDER THE LEVY OF ANNUAL ASSESSMENTS FOR FISCAL YEAR 2018/2019, AND (3) SETTING THE DATE, TIME, AND PLACE FOR A PUBLIC HEARING FOR THE WEST WASHINGTON BOULEVARD BENEFIT ASSESSMENT DISTRICT NO. 1.

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Item C-8

CC - Adoption of a Resolution (1) Approving the Engineer's Report, (2) Declaring the City Council's Intention to Order the Levy of Annual Assessments for Fiscal Year 2018/2019, and (3) Setting the Date, Time, and Place for a Public Hearing for the West Washington Boulevard Benefit Assessment District No. 2

THAT THE CITY COUNCIL: ADOPT A RESOLUTION (1) APPROVING THE ENGINEER'S REPORT; (2) DECLARING THE CITY COUNCIL'S INTENTION TO LEVY AND COLLECT ASSESSMENTS FOR THE WEST WASHINGTON BOULEVARD ASSESSMENT DISTRICT NO. 2; AND (3) SETTING THE TIME, DATE AND PLACE FOR A PUBLIC HEARING ON JULY 23, 2018 AT 7:00 P.M. IN THE MIKE BALKMAN COUNCIL CHAMBERS.

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Item C-9

CC - (1) Rejection of All Bids Received; and (2) Authorization to Publish a New Notice Inviting Bids, for the Skate Park Restroom and Office Project, PZ-830

THAT THE CITY COUNCIL:

1) REJECT ALL BIDS RECEIVED FOR THE SKATE PARK RESTROOM AND OFFICE PROJECT, PZ-830; AND

2) AUTHORIZE THE PUBLICATION OF A NEW NOTICE INVITING BIDS FOR THE PROJECT.

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Item C-12

(Out of Sequence)

CC - Approval of a Five-Year Agreement with the Los Angeles County Sheriff's Department for Inmate Meal Delivery Service for the Term August 7, 2018 through August 6, 2023

THAT THE CITY COUNCIL:

1. APPROVE A FIVE-YEAR AGREEMENT WITH THE LOS ANGELES COUNTY SHERIFF'S DEPARTMENT FOR INMATE MEAL DELIVERY SERVICE FOR THE TERM AUGUST 7, 2018 THROUGH AUGUST 6, 2023; AND

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-4
(Out of Sequence)

CC - Approval of a Professional Services Agreement with Fehr & Peers to Prepare a Travel Demand Forecast Model (TDFM) and Provide Implementation Services Consistent with Senate Bill (SB) 743 in Response to Request for Proposals (RFP) #1830 in an Aggregate Amount Not-To-Exceed \$479,700

Discussion ensued between staff and Council Members regarding clarification on the importance of the study; improved response to questions; increased transparency; visual diagrams; background on the project; the required change to Vehicle Miles Travelled (VMT) from Level of Service (LOS); clarification regarding Southern California Association of Governments (SCAG); the need for a customized model; getting an accurate picture of impacts; additional information available; the February presentation to the City Council clarifying concepts; enabling the City to move away from LOS and volume capacity in evaluating projects subject to California Environmental Quality Act (CEQA) processes; using the new state metric; the need to comport with state law; improved mobility; moving toward congestion management; whether to allow developments to proceed based on impacts to surrounding intersections; VMT produced by a development; better of evaluation projects going into the future; having the tool in place to conduct the traffic impact analysis for the General Plan Update; City control of the model and the output; understanding the metrics and assumptions; community outreach; creation of a Mobility Fund based on the model; recovery of the initial investment; and traffic study fees.

THAT THE CITY COUNCIL:

1. APPROVE AN AGREEMENT WITH FEHR & PEERS FOR TRAVEL DEMAND FORECAST MODEL (TDFM) AND IMPLEMENTATION SERVICES RELATED TO SENATE BILL (SB) 743 IN RESPONSE TO REQUEST FOR PROPOSALS (RFP) #1830 IN AN AGGREGATE AMOUNT NOT-TO-EXCEED \$479,700; AND

2. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

3. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-10
(Out of Sequence)

CC - (1) Waiver of Competitive Bidding Procedures; and (2) Approval of a Short-Term, Month-To-Month, Professional Services Agreement with Becnel Uniforms, Inc. Until such Time as a Long-Term Agreement is Approved by the City Council through the Request for Proposal (RFP) Process

Council Member Eriksson received clarification regarding the system used to remind staff when contracts can no longer be extended.

THAT THE CITY COUNCIL:

1. WAIVE FORMAL COMPETITIVE BIDDING PROCEDURES, PURSUANT TO CCMC SECTION 3.07.075.F.3; AND,

2. APPROVE A SHORT-TERM, MONTH-TO-MONTH, PROFESSIONAL SERVICES AGREEMENT WITH BECNEL UNIFORMS, INC. FOR BUS OPERATOR AND TRANSIT OPERATIONS SUPERVISOR UNIFORMS UNTIL SUCH TIME AS A LONG-TERM AGREEMENT HAS BEEN APPROVED BY THE CITY COUNCIL THROUGH THE REQUEST FOR PROPOSALS (RFP) PROCESS; AND,

3. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND,

4. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Item C-11

CC:HA - (1) Waiver of Formal Competitive Bidding Procedures; and (2) Approval of a Professional Services Agreement with Keyser Marston Associates, Inc. for Financial Consulting Services on an As-Needed Basis

Vice Mayor Sahli-Wells received clarification regarding the last time the contract went out to bid for the firm and she discussed the importance of opening up public bidding.

Discussion ensued between staff and Council Members regarding ongoing contractual obligations; ongoing projects; projects that may require special consideration; housing priorities; moving forward with certain projects and moving forward with an RFP for other projects; the need for an interim contract; basing the contract on scope rather than term; the number of companies that provide the service; clarification that the contract is not exclusive; and the estimated length of time for the RFP.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: CONTINUE TO WORK WITH KEYSER MARSTON ASSOCIATES BASED ON SCOPE OF WORK ON OUTSTANDING PROJECTS RATHER THAN TERM, WITH DIRECTION TO STAFF OT ISSUE AN RFP AS SOON AS POSSIBLE.

MOVED BY COUNCIL MEMBER VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED THAT THE CITY COUNCIL APPROVE ITEMS C-4 AND C-10.

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Public Hearings

Item PH-1

CC - PUBLIC HEARING: Introduction of an Ordinance Approving Zoning Code Amendment P2018-0067-ZCA, Amending Culver City Municipal Code (CCMC) Title 17: Zoning Code; Sections 17.230.015 - Industrial District Land Uses and Permit Requirements, 17.400.015 - Alcoholic Beverage Sales, and 17.700.010 - Definitions, Relating to Beverage Tasting Facilities and Artisanal Alcohol Production

William Kavadas, Assistant Planner, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding factors used to determine the size of the beverage tasting facility; ensuring that the nature of the use is not changed; standards; best practices; the zoning code; definition of ancillary uses; by right use; currently anticipated projects; other municipalities that have allowed such use; regulating allowable beverages; alcohol; location; the local beverage control authority; Planning Commission direction; appropriate state licensing; the 20-30% metrics used for consistency; special events; and the capacity of Culver City to regulate any facility creating a nuisance.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL OPEN THE PUBLIC HEARING AND RECEIVE PUBLIC COMMENT.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL CLOSE THE PUBLIC HEARING.

MOVED BY COUNCIL MEMBER ERIKSSON, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL INTRODUCE THE PROPOSED ORDINANCE, APPROVING ZONING CODE TEXT AMENDMENT P2018-0067-ZCA RELATED TO BEVERAGE TASTING FACILITIES AND ARTISANAL ALCOHOL PRODUCTION.

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Action Items

Item A-1

CC - Adoption of a Resolution Modifying the Allocation of Commercial Cannabis Business Permits Previously Established by Resolution 2018-R015, by Reducing the Maximum Number of Permits for Commercial Cannabis Cultivation by Two, Increasing the Maximum Number of Permits for Commercial Cannabis Manufacturing by One, and Increasing the Maximum Number of Permits for Commercial Cannabis Distribution by One

Jesse Mays, Assistant to the City Manager, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding clarification that the action does not affect store front retail; the separate application process; the maximum number of three storefront retail permits in the City; the public health aspect; differences in the return to the City for manufacturing vs. cultivation; different tax rates; success of individual companies; the potential upside with manufacturing and distribution; and impacts to residents and surrounding businesses.

Mayor Small invited public input.

No cards were received and no speakers came forward.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION MODIFYING THE ALLOCATION OF COMMERCIAL CANNABIS BUSINESS PERMITS FOR COMMERCIAL CANNABIS CULTIVATION, MANUFACTURING, AND DISTRIBUTION, PREVIOUSLY ESTABLISHED BY RESOLUTION 2018-R015, BY REDUCING THE MAXIMUM NUMBER OF COMMERCIAL CANNABIS CULTIVATION PERMITS TO ONE, INCREASING THE MAXIMUM NUMBER OF MANUFACTURING PERMITS TO SEVEN, AND INCREASING THE MAXIMUM NUMBER OF DISTRIBUTION PERMITS TO SEVEN.

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Item A-2

CC:HA - Approval of the Updated Plan to Prevent and Combat Homelessness

Tevis Barnes, Housing Administrator, provided a summary of the material of record.

Rachel Ralston, LeSar Development Consultants, provided a presentation on the Plan to Prevent and Combat Homelessness and proposed plan goals.

Karlo Silbiger, Committee on Homelessness Vice Chair, discussed work of the Committee; the outreach process; the evolution of the approach of the Committee; and the current focus on homeless prevention and what causes people to become homeless.

Discussion ensued between Ms. Ralston and Council Members regarding work with faith-based organizations; negative

comments received during public outreach; concern with loitering; safety; density; funding; experiences in Koreatown; ensuring adequate community building and outreach; opportunities afforded by redevelopment funds; ensuring the City has something to show for their efforts and money expended; addressing immediate needs; creating things that last 50 years; prioritizing goals; staff time; implementation; length of time to complete the projects; clarification that the document was tailored to Culver City; fast action by the Committee; the sense of urgency and desire to see lasting impacts; mitigation of problems; the need to expedite and approve projects; being open to trying new things; the actions of Los Angeles; preserving affordable housing already in the community; and the importance of seizing opportunities as they arise.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Janet Gagnon, Apartment Association of Greater Los Angeles (AAGLA), provided background on the organization and its members; expressed concern with the effects of actions by the City Council on landlords in the City; discussed Prop 10; pursuit of rent control; the risk building loss to affordable rental housing; she expressed concern with displacement; felt that the policy could cause homelessness to get worse; she encouraged the City Council to look at CoStar; noted that rental increases had gone down; discussed the Landlord Tenant Mediation Board (LTMB); expressed support for the grant program; and she wanted to see wraparound services included in Section 8 housing.

Mayor Small received clarification from Ms. Gagnon that any discussion of rental increase caps is seen as rent control and upsets mom and pop owners.

Richard Glaser expressed concern with any idea of capping rents; discussed rampant homelessness in San Francisco; increased homelessness even with rent control; squatters; disincentivizing maintenance; the feeling that landlords would pull out and convert their properties to other uses; vacant units in San Francisco; support for utilizing the LTMB to resolve issues; and he wanted to see fair and equitable treatment for everyone.

Meg Sullivan applauded the reports and efforts of the Committee on Homelessness; expressed concern with Action 2c of the plan and rent caps which she felt would result in a reduction in the amount and quality of affordable housing in the City; and she encouraged the City Council to proceed with caution.

Mark Lipman commended everyone who worked on the Plan; he felt that certain areas could be improved on through the Committee process; and he expressed hope that there would still be the ability to fill in gaps and make improvements to the Plan if it is approved in its current state.

Paula Amezola reported on her experience as a landlord in Los Angeles; felt that landlords sometimes need to make hard decisions; discussed displaced families; negative effects to finances in the School District if families in the City are lost; valuing and maintaining diversity; youth who cannot afford to come back and rent in the City they grew up in; and she expressed support for wraparound services.

Disa Lindgren commended everyone who worked on the issue for addressing it in a multi-faceted way; she reported being a landlord; discussed other mom and pop landlords in the City whose views differ from the AAGLA members who spoke previously; she expressed support for discussing rental caps; and she felt that everyone needed to be part of the solution to address the need for affordable housing in the community.

Denise C. Neal reported being a beneficiary of services in Culver City; observed that the one size fits all approach does not always work due to the spectrum of issues facing homelessness; she expressed concern with unaddressed issues in the structure and nature of the supportive services system; and she asked how she could participate to provide input as someone who has experienced the issues first-hand.

Tevis Barnes, Housing Administrator discussed the proposed expansion of the role of the LTMB; assisting landlords and tenants; rent increases of over 1,000%; finding ways to better inform the community of services offered by the LTMB; a proposed ordinance requiring that owners attach an addendum regarding the LTMB; clarification that the LTMB had not discussed rent control or anything of that nature; she clarified that 2c mainly referred to the role of the LTMB and expanding services to work with landlords and tenants with regard to rent increases; and she noted that the staff

definition of rental protection is renter information.

Discussion ensued between staff, Ms. Ralston and Council Members regarding the intent to continue the community conversation on the issues; dialogue with people who have experienced homelessness; the subtleties of navigating the system; housing strategies; Section 8 vouchers; Rapid Rehousing; county wraparound services with housing subsidies; appreciation for the public input; staff workload; the loss of redevelopment funding; the growing homeless population in Los Angeles County; diminishing resources; creation of the Homeless Coordinator position; a potential Social Worker position; funding; resources; a suggestion to examine extending the length of the covenants; creating lasting impacts; work with the School District; the Culver Needs Committee; the Community/Schools Partnership model; barriers to accessing existing services; bringing services to schools; the Youth Health Center; the amount of students displaced due to rising rents; seeing the homeless as people first; people who view shelters and services as disruptive to the neighborhood; JVS SoCal; job training; eviction defense; legal representation; employee training; parks staff; the need for conversation; encouragement for AAGLA to continue the conversation; clarification that the conversation is open to everyone; support for mom and pop landlords; and finding solutions that work for everyone.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER ERIKSSON AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE THE UPDATED PLAN TO PREVENT AND COMBAT HOMELESSNESS.

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Item A-3

CC - (1) (Unanimous Vote Requirement) Declaring a Fiscal Emergency Pursuant to Article XIII C of the Constitution of the State of California; (2) Adoption of Resolutions (A) Calling and Giving Notice of the Holding of a Special Municipal Election to be Consolidated with the Statewide General Election to be Held on Tuesday, November 6, 2018 for the Purpose of Submitting to the Voters Four Questions Relating to One Tax Measure, One Proposed Charter Amendment, and Two Advisory Measures Relating to the Proposed Charter Amendment; and (B) Requesting the Board of Supervisors of the County of Los Angeles to Render Specified Services Related to the Conduct of said Election; (3) Discussion and (If Desired)

Adoption of a Resolution Authorizing the City Council and/or Certain Council Members to Submit Ballot Arguments Regarding the Measures; (4) Potential Creation and Appointment of Members to an Ad-Hoc Subcommittee to Draft and/or Submit Such Ballot Argument(s); (5) Adoption of a Resolution Providing for the Filing of Rebuttal Arguments for City Measures Submitted at Municipal Elections; and (6) Direction to the City Attorney to Prepare the Impartial Analysis for the City Measures

Jeremy Green, City Clerk, provided a summary of the material of record.

Jeff Muir, Chief Financial Officer, noted that if the City Council adopted the motions in the staff report that would effectuate actions discussed in the study sessions.

Lisa Vidra, Deputy City Attorney, indicated that in order to put the tax on a special municipal election, it is mandatory that the City Council declare a fiscal emergency which requires a unanimous vote.

Serena Wright-Black, Administrative Services Director, noted the August 10, 2018 deadline to place an item on the November ballot.

Jeremy Green, City Clerk, indicated the charter amendment change would reflect the City Council decision to consolidate future elections and the advisory measures would allow the voters to determine whether or not to effectuate it in 2020 or in 2022.

Mayor Small invited public comment.

No cards were received and no speakers came forward.

Discussion ensued between staff and Council Members regarding implications to declaring a fiscal emergency; clarification that previous City Councils took similar actions; potential effects of a proposed parcel tax by the School District in November; increased taxes vs. reduced services; the lack of feedback from the public; and the projected long-term deficit for the City.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: (UNANIMOUS VOTE REQUIRED) ADOPT A RESOLUTION DECLARING A FISCAL

EMERGENCY PURSUANT TO SECTION XIII C OF THE CALIFORNIA CONSTITUTION.

Vice Mayor Sahli-Wells received clarification that a typographical error had been corrected.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018; SUBMITTING FOUR QUESTIONS RELATING TO ONE TAX MEASURE (THIS TAX MEASURE REQUIRES THE DECLARATION OF A FISCAL EMERGENCY BEFORE IT CAN BE SUBMITTED TO THE VOTERS), ONE PROPOSED CHARTER AMENDMENT, AND TWO ADVISORY MEASURES RELATING TO THE PROPOSED CHARTER AMENDMENT TO THE VOTERS WITH EXHIBIT A, THE TEXT OF THE PROPOSED MEASURES.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: ADOPT THE PROPOSED RESOLUTION REQUESTING THE BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES CONSOLIDATE THE ELECTION WITH THE STATE-WIDE ELECTION.

Discussion ensued between staff and Council Members regarding submission of ballot arguments; a suggestion for all five Council Members to prepare and sign the ballot arguments; creation of a subcommittee to draft the argument with consideration and approval by the City Council; deadlines; scheduling; logistics; the importance of having the full City Council in agreement; election consolidation; advisory provisions; and agreement that Council Members Fisch and Lee form an ad hoc subcommittee to write arguments in favor of the tax measure.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL APPOINT COUNCIL MEMBERS FISCH AND LEE TO AN AD HOC SUBCOMMITTEE TO WRITE THE BALLOT ARGUMENT IN FAVOR OF THE PROPOSED TAX MEASURE WITH THE UNDERSTANDING THAT THE FULL CITY COUNCIL WILL SIGN THE BALLOT ARGUMENT.

Discussion ensued between staff and Council Members regarding consensus for the pro-ballot argument; state law; the fairest way to write the argument; and actions required by the state.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY VICE MAYOR SAHLI-WELLS AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL DIRECT THE SAME AD HOC SUBCOMMITTEE COMPRISED OF COUNCIL MEMBERS FISCH AND LEE TO DRAFT THE BALLOT ARGUMENT FOR THE CHARTER AMENDMENT TO CHANGE THE DATE OF THE GENERAL MUNICIPAL ELECTION TO MATCH THE DATE OF STATE-WIDE GENERAL ELECTIONS WITH THE UNDERSTANDING THAT THE FULL CITY COUNCIL WILL SIGN THE BALLOT ARGUMENT.

Additional discussion ensued between staff and Council Members regarding whether there is a need for ballot arguments for the two advisory measures relating to the charter amendment; the process whereby others can submit arguments; election consolidation in 2020; effects to the terms of Council Members Fisch and Lee with the timing of consolidation; a suggestion that Council Members Fisch and Lee write the arguments in favor of consolidating elections in 2020 with other community members; the decision made by the previous City Council; the ability of the current City Council to decide whether the advisory measures should be on the ballot and which dates to present; support for the consolidated election in 2020 and reducing the amount of questions on the ballot; re-wording the measure to provide for a specific year rather than providing a choice; the requirement to consolidate; the choice of the year; giving lawsuits filed by certain cities a chance to be resolved that could preclude the requirements for consolidated elections; concern with state infringement on local control; the action to consolidate regardless of the date chosen; the high turnout expected for the presidential election in 2020; the number of Council Member seats up in 2020 vs. 2022; consolidating elections as the single most effective way to increase the turnout; voting all the way down the ballot; other local measures being considered at the same time; engaging young voters; and the need to reconsider the motion for the four ballot measures if consolidation in 2020 is agreed upon.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL RECONSIDER THE MOTION TO ADOPT THE PROPOSED RESOLUTION CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018; SUBMITTING FOUR QUESTIONS RELATING TO ONE TAX MEASURE (THIS TAX MEASURE REQUIRES THE DECLARATION OF A FISCAL EMERGENCY BEFORE IT CAN BE SUBMITTED TO THE VOTERS), ONE PROPOSED CHARTER AMENDMENT, AND TWO

ADVISORY MEASURES RELATING TO THE PROPOSED CHARTER AMENDMENT TO THE VOTERS WITH EXHIBIT A, THE TEXT OF THE PROPOSED MEASURES.

Council Members agreed with proposed changes to the measure, deleting the following language: "...and providing the City Council authority to set the effective date of implementation..." and inserting instead: "...effective in 2020."

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT THE PROPOSED RESOLUTION CALLING AND GIVING NOTICE OF THE HOLDING OF A SPECIAL MUNICIPAL ELECTION TO BE CONSOLIDATED WITH THE STATEWIDE GENERAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 6, 2018; SUBMITTING TWO QUESTIONS, ONE RELATING TO ONE TAX MEASURE (THIS TAX MEASURE REQUIRES THE DECLARATION OF A FISCAL EMERGENCY BEFORE IT CAN BE SUBMITTED TO THE VOTERS), ONE PROPOSED CHARTER AMENDMENT.

Further discussion ensued between staff and Council Members regarding the process and deadline for submitting rebuttal arguments; the need for a special City Council meeting if the full City Council wants to approve the rebuttals; deferring the item to the subcommittee; ballot arguments against; timing and coordination; clarification that three members of the public are not required to participate; and anticipation of counter-arguments.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL ADOPT A RESOLUTION PROVIDING FOR THE FILING OF REBUTTAL ARGUMENTS FOR THE MEASURES.

By acclamation, the City Council directed the City Attorney to prepare the impartial analysis for the City measures.

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Item A-4

CC - Approval of Temporary Use Permit No. P2018-0111-TUP Modification No. 1 (Modifying Previously Issued TUP P2017-0253) to Lowe Real Estate Group for Expanded Construction Hours and to Allow Work in the Public Right-of-Way Adjacent to the Ivy Station Transit-Oriented Development Project at 8824 National Boulevard

Todd Tipton, Economic Development Manager, provided a summary

of the material of record.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Tom Wulf, Lowe Real Estate Group, expressed appreciation for the Temporary Use Permit (TUP) issued in December; he pointed out that the permit only allowed for onsite work; discussed utilities that need to be connected; the need for lane closures; he requested potential expansion of the TUP to do utility work during evening hours and minimize traffic impacts; discussed additional placement of concrete at Washington and National; offloading of structural components; minimizing noise impacts; and he asked for City Council support of the item.

Ken Mand expressed support for the request to minimize the impact of construction to the community and he asked that the following items be included in the TUP: limitation of noisy roadwork to 7:00 a.m. - 10 p.m., all requests for specific closure permits should be noticed to the public before approval by staff, documents should explicitly state that closures open the next day, trench plates should be recessed flush to adjacent surfaces to allow for safe passage, closures should only be allowed one road at a time excluding concurrent closures as a general rule, and he wanted to see work done in the street by utility companies in support of the project be bound by the terms of the TUP as well.

Tom Wulf, Lowe, indicated that those comments could be included and he noted that the prohibition of concurrent lane closures could not be guaranteed but they would work to minimize that.

Discussion ensued between staff and Council Members regarding the public notification process; appreciation to Mr. Mand and Mr. Wulf for working together collaboratively; and support for accomplishing as much as possible before the start of the school year.

MOVED BY COUNCIL MEMBER LEE, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL: APPROVE TEMPORARY USE PERMIT P2018-0111-TUP MODIFICATION NO. 1 (MODIFYING PREVIOUSLY ISSUED TUP P2017-0253) TO LOWE REAL ESTATE GROUP FOR EXPANDED CONSTRUCTION HOURS AND TO ALLOW

WORK IN THE PUBLIC RIGHT-OF-WAY ADJACENT TO THE IVY STATION TRANSIT-ORIENTED DEVELOPMENT PROJECT LOCATED AT 8824 NATIONAL BOULEVARD, SUBJECT TO THE CONDITIONS OF APPROVAL HEREIN, BASED ON THE FINDINGS SET FORTH IN THE STAFF REPORT.

MOVED BY VICE MAYOR SAHLI-WELLS, SECONDED BY MAYOR SMALL AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL AUTHORIZE THE COMMUNITY DEVELOPMENT DIRECTOR TO PREPARE AND ISSUE TUP MODIFICATION NO. 1 ON BEHALF OF THE CITY.

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Item A-5

CC - FOUR-FIFTHS VOTE REQUIREMENT: (1) Approval of a Purchase Order with Systems Source, Inc. for Police Station Office Furniture in an Amount Not-to-Exceed \$650,000; and (2) Approval of a Related Budget Amendment (Four-Fifths Vote Requirement)

William Browne, Police Lieutenant, provided a summary of the material of record.

Discussion ensued between staff and Council Members regarding ensuring efficient use of City funds; Council Member observation of the state of the equipment and acknowledgement that it needs to be replaced; age and condition of the existing equipment; clarification that all of the furniture in the entire building needs replacement; and the hope that the new equipment will last 20 years.

Mayor Small invited public comment.

The following member of the audience addressed the City Council:

Mark Lipman pointed out that the City Council just declared a fiscal emergency and the Police Department budget is the largest item in the City budget; he asked the City to take a look at the item; he questioned how the item would be funded and what better things could be done with the money; pointed out that the money could be used to provide shelter for every unhoused resident in Culver City; and he felt the community should have a discussion on spending that much money.

Discussion ensued between staff and Council Members regarding

deferral of the item from the previous meeting to allow additional time for consideration; funding sources; other departments needing furniture replacement; costs over time; number of employees; intensive use; and appreciation for the vigilance of residents.

MOVED BY MAYOR SMALL, SECONDED BY COUNCIL MEMBER FISCH AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE A PURCHASE ORDER WITH SYSTEMS SOURCE, INC. FOR OFFICE FURNITURE IN AN AMOUNT NOT-TO-EXCEED \$650,000, INCLUDING ALL FEES AND TAXES; AND,
2. AUTHORIZE THE PURCHASING OFFICER TO ISSUE SUCH PURCHASE ORDER; AND
3. APPROVE A RELATED BUDGET AMENDMENT (REQUIRES A FOUR-FIFTHS VOTE) .

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Item A-6

CC - (1) Discussion of the Draft Interim Operating Agreement (IOA) with Bird Rides, Inc, (Bird) on its Proposed Operation of a Stand-up Electric Scooter Sharing System within the City of Culver City; (2) Authorization to the City Manager to Finalize and Approve the IOA with Bird and Direction Related Thereto; (3) Authorization to the City Manager to Negotiate with Other Electric Scooter-Share Companies Interested in Operating in the City; and (4) Other Direction to the City Manager as Deemed Appropriate

Diana Chang, Transportation Planning Manager, provided a summary of the material of record.

Mayor Small invited public comment.

The following members of the audience addressed the City Council:

Thomas Lord, Lime, thanked staff for their work on the Interim Operating Agreement (IOA); discussed the cap; actions of other cities; expressed interest in participating in the operating agreement; and he felt that multiple operators would provide better options for residents.

Judi Sherman expressed concern with allowing scooters in parking lots; discussed enforcement; consequences for not following rules and regulations; insurance; and, responding to inquiry, she reported that she had not seen many scooters in Fox Hills.

Tim Harter, Bird, thanked staff for their efforts; discussed differences between status caps and utilization caps; felt that market demand would clarify use; discussed neighborhoods in the City without transit options; supplemental income for residents working as Chargers; utilization caps in Santa Monica and other cities; avoiding over supply; real time data; accountability; concern with pre-determining the data conclusion with a static cap; providing reliable options; dockless mobility; and he asked that the City adopt the IOA with a utilization cap adjusted based on community demand.

Ken Mand discussed impacts to behaviors; solving first and last mile concerns; the interim agreement period; allowing a utilization cap to capture true data; capturing the science and data of desired usage; the ability to address issues in six months; he suggested instituting controls that promote usage; he asked that the Police Department treat the scooters as bicycles in terms of enforcement during the temporary six month period; he asserted that scooters could be safely ridden on sidewalks; noted safety issues with disallowing scooters on sidewalks; and he asserted that some roads do not allow for scooter usage.

David Metzler noted that despite the lack of speakers at the meeting, there was much discussion about scooters in online forums; he discussed his usage of scooters; status caps vs. utilization caps; the potential for annoyance caused by oversupply; rewarding good behavior; ensuring public safety; the prohibition of scooters near corners; age limits for scooter usage vs. cars; language regarding collection of photos; and parking.

George Montgomery discussed the use of scooters to address traffic issues; support for a dynamic cap; safety; considering scooters as similar to bicycles or pedestrians; age limits; helmet requirements; inconsistencies; enforcement of pedestrian right of way; and he requested accident data.

Aric Ohana, Envoy Technologies, provided background on the company and thanked staff for their efforts.

Jeremy Green, City Clerk, read comments submitted by:

Erik Mar

Discussion ensued between staff and Council Members regarding creating new types of mobility; relieving congestion; the Transit Oriented Development (TOD) process; innovation; the marketplace; the Interim Operating Agreement (IOA); deployment in other cities; the optimum number of scooter operators to execute IOAs with; whether the City wants to rely on the market or to try to control it; different business models for different companies; other cities that are using a permit process; fine tuning and details that come during the interim period; actions taken by West Hollywood to ban scooters; being restrictive in the beginning and then expanding; the confusing nature of City boundaries; concern with concentrating all the scooters in one area and different neighborhoods being over or underserved; rewarding operators with good behavior; operators that do not perform well; and the importance of finding a balance.

Tim Harter discussed their experiences in Santa Monica; addressing areas of Culver City that do not have access to transit; concern that a cap would result in a concentration of scooters in one area; belief that an open amount would result in scooters spread throughout the City; the importance of equity; gaging market reaction; input from community meetings; the feeling that numerous operators would result in too many scooters in the City; and he indicated that he had been working with staff on the process for two months.

Additional discussion ensued between staff and Council Members regarding staff workload; fee collection; balancing with regard to neighborhoods, equity or market; safety issues; ensuring an adequate dataset to analyze despite internal barriers; Police Department enforcement; the lack of infrastructure; leveraging fees to pay for expenses incurred; what to do in the interim; inherent conflicts in the system because of the state of the roads; enforcement mechanisms; regulating individual behavior; the opportunity to test; clarification that the City can terminate the IOA at any time; the ability to change things for the better; providing options; the transformative nature of small electric vehicles; allowing multiple operators the opportunity to dynamically adjust the fleet; allowing staff to design a program; protecting the public; whether the City can learn

more without having a dynamic approach; permit fees; business taxes; willingness of businesses to cede a parking space for scooters; having the Police Department focus on safety; curiosity about resident reaction; work previously done to improve mobility; the opportunity presented by the new technology; the feeling that the scooters could be a short term thing; difficult issues that the City has been working to solve; allowing City Manager control; determining a reasonable number of scooters for the City; how many providers to allow; the number of people commenting online vs. the number of people commenting at the meeting; using 2-3 companies to determine which is the most responsive company; Lime bikes encroaching into communities without agreements; whether allowing Lime scooters means that Lime bikes are allowed as well; Metro Bikeshare; focusing on the type of data collected and what it is used for; dictating the type of mobility structure needed in the City; getting as much information as possible; and the need to identify riding patterns.

Discussion ensued between Tim Harter, staff and Council Members regarding data collection procedures; data distribution procedures; restrictions on the data with a cap on the number of scooters; determining ridership demand in real time; company policy requiring three rides per day or scooter removal to another market; increased ridership with proven reliability; ghost scooters; preventing users from saving scooters; missing scooter reports; safety issues; stenciled scooter parking spots; meeting the supply so people do not have to hide scooters; creation of parking guidelines; shared mobility parking spaces; direct contact with City business associations; providing a text option for complaints in addition to email and phone contact information; analyzing the data of where scooters are parked; confusion for people who do not ride; the need for outreach and public engagement; backlash; the sense of ownership that people feel about the right of way outside of their home or business; solicitation of letters of support from businesses and organizations; approval of parking spaces in the downtown area; a suggestion to reach out to the School District; maintenance; trained mechanics vs. freelance workers; certification; reported issues; the network of mechanics; providing opportunities and training for people to become mechanics; homeless individuals going through the Chrysalis Program; the Charger Network; limiting Chargers to be Culver City residents; putting standards for the mechanics in writing; different standards for those who do maintenance on bicycles; taking the

opportunity to make improvements; user parking photographs; consequences of taking bogus photos; incentivizing users to park in areas where they can get Bird credit; taking note of entities with full time employees or a product in development; the new model for employment; crowdsourcing; benefits to the community; feeling a part of the company; providing signage to indicate that Birds are welcome at that location; discounts at restaurants if Birds are ridden; pedestrian access; safety; community outreach; bringing the pieces together to create a successful program; how the number of Birds needed is calculated; allowing groups of Birds to be placed in different areas of the City to determine which parts of town are in need of scooters; placement by bike paths; accountability; allowing a sufficient amount of time to collect and analyze data; accident data; clarification that Bird operates with Lime in other cities; company opposition to sidewalk riding and the citation in the user agreement; support for using bike lanes and slowing down traffic; parking lot issues; clarification that the City does not have jurisdiction on private property; and vehicle code prohibition of motorized scooters on sidewalks.

Tim Harter, Bird, expressed concern that the Police Department could discourage scooter use with the issuance of expensive tickets for riding on the sidewalk; discussed financing bus advertisements to educate the public not to ride on the sidewalk; he expressed concern that multiple operators would diffuse energy into public outreach; discussed their commitment to revenue sharing; the Save Our Sidewalks (SOS) Pledge; and he suggested that other operators be required to sign on to the SOS Pledge.

Additional discussion ensued between staff and Council Members regarding how quickly infrastructure can be installed; renaming bike lanes green lanes to reflect the multi-use nature of the area; consensus to move forward; implementation of the 2010 Bicycle and Pedestrian Master Plan; the time frame for actual change; making tough decisions regarding right of way to achieve goals; the need for additional studies; and current work on the new Bicycle and Pedestrian Master Plan.

Thomas Lord, Lime, indicated a preference for a small number of operators to see how they interact; he noted the importance of data from more than one operator; and he indicated that Lime would be open to revenue sharing with the

City.

Further discussion ensued between staff and Council Members regarding creating a template for all operators for the trial period; questions to be answered after the trial period; the importance of rebalancing; addressing the concern about too many scooters by raising the number of rides required per scooter for their justification; setting a threshold of four for increasing or decreasing the fleet sizes; dividing the acceptable number of scooters allowed in the City between the operators; other companies that agree to the IOA without changes and are ready to deploy; determination of caps within the dynamic formula; staff direction regarding appropriate numbers; infrastructure; generating unanticipated usage; acceptable areas for scooter use; agreement to start with a dynamic cap; determining whether the threshold has been met and numbers can be increased or decreased; fighting for market share; guarding against undersupply; striking a balance; a suggestion to start with two companies at 200 scooters each; the original suggestion for 450 scooters divided among all the operators; concern with starting Bird at less than what they think the market will bear; concern with introducing too many scooters into the City at once; inserting language requiring that all scooters not be in the same area; daily data sharing; and close staff observation of utilization.

Tim Harter, Bird, requested one month of exclusive representation in the City; expressed concern that bad players would ruin scooters for everyone; discussed his monitoring of Facebook comments; coordination with staff; speed of making changes; format of daily data sharing with the City; and daily and weekly usage breakdowns.

Further discussion ensued between staff and Council Members regarding different riding patterns with the seasons; locations, concentrations and rebalancing; the section in the IOA where the City can determine areas where scooters shall be deployed and parked and where they can be prohibited; fining companies with scooters in Culver City that do not have an IOA with the City; users who leave scooters around; and requiring scooter removal within a certain time period for companies without an IOA.

Thomas Lord, Lime, indicated that they were ready to sign an agreement and deploy scooters.

Discussion ensued between staff and Council Members regarding utilization rates at below four to decrease and five to increase; City Manager discretion on certain issues; agreement to have a standing discussion item at City Council meetings; allowing numbers to be increased dynamically; addressing differences in performance between the companies; clarification that there is only a cap to start, there is no aggregate cap; utilization of data to inform the process; the higher usage number; the network effect; whether adding scooters would lead to higher utilization per scooter; whether to prohibit deployment or parking of scooters in certain areas; concern with the subjective nature of parking; understanding the rules; specific access needs; access to bus shelters; the Los Angeles Department of Transportation proposal; location of bike racks near bus stops; allowing scooter parking near bike racks; designating clear, user friendly parking spaces; working with operators and the Transportation Department to delineate parking areas; concern with user confusion; the need for language to prohibit parking adjacent to disabled parking spaces; adding prohibitive language to preserve access; work of the City to provide logical parking spots; and clarification that increases are allowed dynamically by operators with City Manager approval.

The City Council agreed to limit usage to two operators for six months; no aggregate cap; allowing Bird an initial deployment of 200 or less to start, with the second operator, who may be Lime, to start with 200 or less; City Manager discretion over thresholds to add or decrease scooters to between the range of three and five for the lower and upper bounds; prohibiting deployment at certain sensitive receptors included in the report; City Manager approval necessary for operators to make increases; direct contact provided with the operators and City business associations; ensuring that complaint lines include an option for texting complaints; and the requirement that information be provided regarding standards for people who conduct repairs.

MOVED BY COUNCIL MEMBER FISCH, SECONDED BY COUNCIL MEMBER LEE AND UNANIMOUSLY CARRIED, THAT THE CITY COUNCIL:

1. APPROVE THE DRAFT INTERIM OPERATING AGREEMENT (IOA) WITH BIRD ON ITS OPERATION OF A STAND-UP ELECTRIC SCOOTER SHARING SYSTEM WITHIN THE CITY SUBJECT TO MODIFICATIONS AS DISCUSSED; AND
2. AUTHORIZE THE CITY MANAGER TO FINALIZE AND APPROVE THE IOA AND PROVIDE DIRECTION RELATED THERETO; AND
3. AUTHORIZE THE CITY MANAGER TO NEGOTIATE WITH A SECOND ELECTRIC SCOOTER-SHARE COMPANY INTERESTED IN OPERATING IN THE CITY THAT IS READY TO DEPLOY; AND
4. AUTHORIZE THE CITY ATTORNEY TO REVIEW/PREPARE THE NECESSARY DOCUMENTS; AND
5. AUTHORIZE THE CITY MANAGER TO EXECUTE SUCH DOCUMENTS ON BEHALF OF THE CITY.

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Public Comment - Items Not on the Agenda

Mayor Small invited public comment.

No cards were received and no speakers came forward.

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Items from Council Members

None.

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Council Member Requests to Agendize Future Items

None.

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Adjournment

There being no further business, at 12:54 a.m., the City Council, Successor Agency to the Culver City Redevelopment Agency Board, Culver City Parking Authority, and Culver City

July 9, 2018

Housing Authority Board adjourned in memory of Art Keith to July 23, 2018.

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Jeremy Green

CITY CLERK of Culver City, California
EX-OFFICIO CLERK of the City Council and SECRETARY of the
Successor Agency to the Culver City Redevelopment Agency
Board, Culver City Parking Authority,
and Culver City Housing Authority Board
Culver City, California

THOMAS SMALL

MAYOR of Culver City, California and CHAIR of the Successor
Agency to the Culver City Redevelopment Agency Board, Culver
City Parking Authority, and Culver City Housing Authority
Board